



HAMILTON COUNTY ZONING RESOLUTION
USER'S GUIDE

Impervious Surface Ratio (ISR)

**Rural
Zoning
Commission**

138 E COURT ST. RM. 801
CINCINNATI, OH 45202-6202

GENERAL INFORMATION
Phone: (513) 946-4550
Fax: (513) 946-4475

- What is an Impervious Surface?**

An impervious surface area includes any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities. The Impervious Surface Ratio (ISR) equals the total area of impervious surfaces divided by the net area (excluding right-of-way) and areas of the site not zoned to allow the use proposed.

- How is Impervious Surface Ratio Used?**

The Impervious Surface Ratio is a performance standard used to measure development intensity on a particular site. The ISR worksheet must be completed by the registered professional preparing the site plan and the calculations included on the Zoning Certificate application form when applying for any non-residential use. Generally, Impervious Surface Ratios are divided into three intensity groups:

Intensity Category	*Intensity Threshold	Zoning Process
Low Intensity	Maximum ISR .60	Zoning Certificate
Moderate Intensity	Maximum ISR .75	PUD-1
High Intensity	ISR greater than .75	PUD-1
High Density (Multi-Family in "D" Dist.)	Greater than 9.7 DU/A max. 14.5 DU/A	PUD-2

*Intensity thresholds for some uses such as solid waste related uses may vary from those thresholds depicted above. Refer to Table 3-2 for further information.

As shown above, a Low Intensity, permitted, non-residential use (with an ISR of less than .60) may apply directly for a Zoning Certificate, whereas a Moderate or High Intensity, permitted, non-residential use (with an ISR greater than .60) would first request a PUD-1 administrative approval before the Rural Zoning Commission. If identified as a PUD-2, the application must be forwarded to the Hamilton County Commissioners for final review following the Rural Zoning Commission recommendation.

- How do I Calculate the Impervious Surface Ratio?**

A worksheet has been provided on the reverse side of this form to help calculate the ISR.



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IMPERVIOUS SURFACE RATIO WORKSHEET

(Method of Calculation)

Rural Zoning Commission

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IMPERVIOUS SURFACE “Any hard surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking areas, sidewalks and paved recreational facilities.”

IMPERVIOUS SURFACE RATIO (ISR) “The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.”

LOT AREA “The total horizontal area included within the lot lines of the lot. No public right-of-way or access easement for a public street, handle of a panhandle lot or area not zoned to allow the use proposed shall be included in the calculation of the lot area, nor shall the public right-of-way cross the lot area.”

Site Identification _____

Lot Area _____ sq.ft.

Impervious Surfaces:

1. Building footprint _____ sq.ft.
2. Parking & Drive areas _____ sq.ft.
3. Access easements _____ sq.ft.
4. Walkways _____ sq.ft.
5. Other _____ sq.ft.

Total Impervious Surfaces _____ sq.ft.

_____ ÷ _____ = _____
Total Impervious Surface Lot Area Impervious Surface Ratio %

I _____ (Signature) certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete.

(Date _____).

Please attach your Business Card or submit your complete name, address, and telephone, fax, e-mail in the space below.

In the event that there is a conflict between information contained herein, and the text of the Hamilton County Zoning Resolution, the adopted Zoning Resolution shall govern.